WARRANTY DEED

G-MP-12-7808

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Stewart	Michael J. Stewart	
7808 Highway 100 (ADDRESS)	(NAME) 7808 Highway 100 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	156-21.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN MICHAEL MORGAN SR. AND BRENDA G. MORGAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL J. STEWART AND WIFE, BARBARA W. STEWART, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF HARPETH HEIGHTS, SECTION 2, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY HAL R. SWANN, JR., MARCH 9, 1532, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HIGHWAY 100 AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO MARVIN F. KING AND WIFE, BY DEED FROM E.U. BUCHI AND WIFE, OF RECORD IN BOOK 2139, PAGE 535, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NO. 1 & 2; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 177 FEET; THENCE WESTWARDLY 149.2 FEET TO THE CORNER OF LOTS NO. 2 & 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 188.8 FEET TO THE NORTHERLY MARGIN OF HIGHWAY NO. 100; THENCE WITH SAID HIGHWAY EASTWARDLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN MICHAEL MORGAN SR. AND WIFE, BRENDA G. MORGAN BY WARRANTY DEED FROM J. CARL CANNON AND WIFE, CARLA CANNON, RECORDED ON THE 14TH DAY OF MARCH, 2002 IN INSTRUMENT NO. 20020314-0032059, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 7808 Highway 100, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120045443 DEEDWARR
Recvd: 06/20/12 10:10 2 pgs
Fees:13.00 Taxes:758.50
20120620-0053934

Witness my/our hand(s) this 14th day of June, 2012.

John Michael Morgan Sr.

Brenda G. Morgan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Michael Morgan Sr. and Brenda G. Morgan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903